

2022 Special Meeting and Regular Annual Community Meeting for KFAMA Members (KFA lot owners) and interested Community Members

AGENDA for Special Meeting and Annual Meeting October 23rd 2022

2pm Meeting Call to Order

- 1) **Sign-in and contact information collected.** Agenda/Budget/ballots/paperwork distributed
- 2) **Question/Comment cards** – available to fill out and submit
- 3) **Welcome** and brief introduction of current Board members

Special Meeting - confirm whether enough votes to pass Bylaws Amendment

- 1) **Bylaws amendment** – explain purpose of amendment and why Special Meeting required
- 2) **Certify passage** – count ballots; volunteers may be asked to help count and affirm ballots

Regular Meeting

- 1) **Treasurer's Report** – Current financial report and overview of 2023 proposed budget
- 2) **Overdue road fees collected** – every case won judgement in favor of KFAMA; collection process will continue

2022 Overview

- 1) **Administrative routines and records maintained** – Minutes and reports found on KFAMA.org website

Common Area Care

- 1) **River access gate key distribution** – lock with physical key to replace combination lock
- 2) **Mowing** – continued along selected roadsides, around ponds and at shoreline
- 3) **Field by Keyes Gap Lake** – dead trees cut; mattress and bike removed from pond

Vote to elect officers to Board of Directors

- 1) **Candidate introductions and election** – sole qualification to stand as candidate is owning a lot; bio or qualifications may be volunteered (not legally required); add write-ins to slate. Ballots distributed/collected; vote count; volunteers may be asked to help count votes

2022 Major Road Projects – roadside maintenance primary focus

- 1) **2023 Roadwork plan** – explain tar & chip surface treatment; review queue of 2023 projects
- 2) **Winter road care** – mild winter but timely care provided – roads plowed and treated
- 3) **Scarlet Oak Drive** – significant road improvement: at intersection with White Dogwood Rd culverts moved/replaced; improved runoff by building road up along one side; hill graded and stone spread
- 4) **Roadside maintenance** – **Jeanie G and Kelly Dr.** dug ditch out to culvert (since re-filled); **Old Chestnut Rd. and Burkett** cleared ditch and culvert (since then outflow ditch dammed by someone); **Wagon Trail and White Dogwood Road** major clearing project involving two culverts

Community participation: anyone can make a difference

- 1) **Public comment** – 60-second time allotment for comments, questions, discussion
- 2) **Report issues** – *Please* if we don't hear about them, we may not be aware; email support@kfama.org or call 304-725-3278 and request **Emily McFarland**, Board Secretary
- 3) **Thank you** to those who generously volunteer labor and suggest ideas

Overview of Priority Road Projects – for estimation and planning purposes: a working document only

(pricing can't be guaranteed due the fluctuation of material costs).

This document is incomplete and is intended only to provide a general sense of the scope and anticipated estimated cost range of projects for 2023 and forward.

Short Drive (Being converted to create an entry and exit lane with middle island)

Description of tar & chip proposal:

- Fine grade 955 square yards; apply a prime and double seal of liquid asphaltic oil and cover stone rolled over

\$12,370 Estimated quote for Tar & Chip treatment. (Price does not include cost for an intended tar & chip expansion of the parking space along right side of exit lane.)

[\$20,000 in KFAMA funds has already been set aside for this project]

Please note: Grading and stone preparation of both lanes of Short Drive (entrance and exit) is being provided by Keyes Crossing at no cost to KFAMA.

Lakeview Drive (turning left from Short Dr. to Burkett)

Description of tar & chip proposal:

- Mill and fine grade 2,000 sq. yds existing pavement; sweep 370 square yards; apply a prime and double seal of liquid asphaltic oil and cover stone rolled in place over 2,370 square yards

\$30,789 Estimated quote for Tar & Chip treatment

\$20,000 Ballpark projected cost of advance prep work - roadbed widening,

hauling and spreading stone

\$ 50,789 Overall projected cost estimate (if using Tar & Chip process)

Slonaker's paving quote was \$39,424 to pave the worst spots on Lakeview for a length of 466' and 18' wide. The total length of Lakeview is approx. 950' so the cost to asphalt pave the full length of Lakeview would be approx. \$80,370. To provide a sufficient stone base to widen the road before paving would add an additional estimated \$20,000. That would bring the total cost to approx. \$100,000.

Burkett Rd (to western intersection with Lakeview)

Description of tar & chip proposal:

- Mill over and fine grade 2,225 square yards of existing pavement; apply a prime and double seal of liquid asphaltic oil and cover stone rolled over in place

\$26,395 Estimated quote for Tar & Chip treatment

Asphalt paving quote was not requested since the budget limit already been reached.

\$ 30,000 Ballpark projected cost of advance prep work – clear roadside brush; cut ditches, install culverts as necessary, widen road and add additional gravel across surface.

\$56,395 Overall projected cost estimate

Burkett Rd (from western intersection with Lakeview to Renie intersection)

- Mill over or scarify 1,400 sq. yds. of existing pavement; fine grade and apply a prime and double seal of liquid asphaltic oil and cover stone rolled in place over 1,400 square yards

\$20,000 Ballpark Estimated quote for Tar & Chip treatment (quote not received yet)

\$ 20,000 Cost estimate of advance prep work – ditch and culvert work; supply, haul and spread stone

\$ 40,000 Overall projected cost estimate

Walnut Hill – two sections near Wagon Trail Road

- Scratch pave adding asphalt to infill bringing _____ square yards to level; apply a prime and double seal of liquid asphaltic oil and cover stone rolled in place over _____ square yards

\$ _____ Estimated quote for Tar & Chip treatment (not received yet)

\$ _____ Cost estimate of advance prep work – removal of three medium Sycamore trees, re-ditch; culvert installation under driveways

\$ _____ Overall projected cost estimate for Walnut Hill sections

Greenwood Road (3/4 distance toward Greentree Rd from Cedar Hill Dr.)

- Fine grade _____ square yards; apply a prime and double seal of liquid asphaltic oil and cover stone rolled in place over _____ square yards

\$ _____ Estimated quote for Tar & Chip treatment (not received yet)

\$ _____ Cost estimate of advance prep work – stone and grading to widen road by 4 feet; re-locate swale and mailbox; seed and straw

\$ _____ Overall projected cost estimate

Cedar Hill Drive speed humps – three proposed locations

- Mill road both sides of speed bumps to key in; cleaning / disposal of millings then lay 3 to 4” of surface mix asphalt to form bumps

- Volunteer installation of signs and painting speed bumps

\$4,200 Estimated quote from Slonaker Paving

\$ 250 Speed bump alert road signs, sign posts, hardware, yellow traffic paint

\$4,450 Overall projected cost estimate

Cedar Hill Drive – no specific sections quoted

- Fine grade _____ square yards; apply a prime and double seal of liquid asphaltic oil and cover stone rolled in place over _____ square yards

\$ _____ Cost limit

Kelly Drive proposed extension –

- Permit approval needed from DOH

\$ _____ Not viewed for Tar & Chip cost estimate

\$ _____ Estimated cost for advance prep work – excavating; grading; stone hauled and spread; ditching; seed and straw

\$ _____ Overall projected cost estimate

Wagon Trail Road (steep curved incline before crest of hill)

- Problematic area to repair effectively. Cost outweighs traffic usage when smoother, safer alternate route available.

\$ _____ Estimated quote for Tar & Chip treatment (not received yet)

\$ _____ Cost estimate of advance prep work – 6 inches of stone fill to build up cliff side of road and crown road to improve runoff. Serious concern that pitching road with ravine on opposite side presents driving peril.

\$ _____ Overall projected cost estimate

Keyes Ferry Acres Maintenance Association

Financial Statements

Annual Board Meeting

10/23/2022

Account Balances as of 10/21/2022 *Judy Riser*

BCT Operating: \$136,577

BCT Savings/Reserve: \$50,023

BCT Developer Escrow: \$41,151

Accounts Receivable: \$50,688.23

Keyes Ferry Acres Maintenance Association Inc

Balance Sheet
As of October 21, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BCT - Checking	136,577.42
Developer Escrow	41,151.36
Reserve for Snow and Other Emergencies	50,023.56
Total Bank Accounts	\$227,752.34
Other Current Assets	
Prepaid Lot Fees	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$227,752.34
TOTAL ASSETS	\$227,752.34
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Escrow Liability	41,125.50
Early Lot Payments Payable	0.00
Total Other Current Liabilities	\$41,125.50
Total Current Liabilities	\$41,125.50
Total Liabilities	\$41,125.50
Equity	
Retained Earnings	118,724.65
Net Income	67,902.19
Total Equity	\$186,626.84
TOTAL LIABILITIES AND EQUITY	\$227,752.34

Keyes Ferry Acres Maintenance Association Inc

Profit and Loss

January 1 - October 21, 2022

	TOTAL
Income	
Court/Servng/Collection Fees	1,516.70
Developer Contribution	14,584.50
Maintenance Fee Revenue	125,416.36
Unapplied Cash Payment Income	-182.35
Total Income	\$141,335.21
GROSS PROFIT	\$141,335.21
Expenses	
Bank Charges & Fees	15.00
Court & Collection Fees	1,541.47
Insurance	1,778.41
Legal & Professional Services	647.50
Mowing	7,980.00
Office Supplies & Software	1,020.83
Post Office Expense	1,738.03
Professional Fees	250.00
Repairs & Maintenance	11,845.55
Road Work	44,856.00
Snow Removal	1,896.25
Taxes & Licenses	25.00
Total Expenses	\$73,594.04
NET OPERATING INCOME	\$67,741.17
Other Income	
Donations	125.00
Interest Earned	36.02
Total Other Income	\$161.02
Other Expenses	
Other Miscellaneous Expense	0.00
Total Other Expenses	\$0.00
NET OTHER INCOME	\$161.02
NET INCOME	\$67,902.19

Accounts



Tax ID Keyes Ferry Acres

DEPOSIT ACCOUNTS \$208,028.69

COMMUNITY CHECKING Quick peek

Current \$116,853.77

Available **\$137,707.42

STATEMENT SAVINGS *1010 Quick peek

Current \$50,023.56

Available **\$50,023.56

STATEMENT SAVINGS *1029 Quick peek

Current \$41,151.36

Available **\$41,151.36

**Available balance shows the funds in your account available for withdrawal. This balance may include pending transactions not yet posted, balance of an account tied by a sweep arrangement, and amounts reduced by a temporary hold on recent deposited funds with delayed availability. Alternatively, the Current balance shows the ending balance of your account from the previous business day's transaction posting.

My Approvals

All requests

You have no approval requests

October 2022

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

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7	8	9	×
4	5	6	-
1	2	3	+
0	.		=

Keyes Ferry Acres Maintenance Association Inc

BCT - Checking, Period Ending 09/30/2022

RECONCILIATION REPORT

Reconciled on: 10/21/2022

Reconciled by: JODY ROSIER

Any changes made to transactions after this date aren't included in this report.

Summary		USD
Statement beginning balance		121,655.15
Checks and payments cleared (4)		-4,683.85
Deposits and other credits cleared (2)		1,134.00
Statement ending balance		118,105.30
Uncleared transactions as of 09/30/2022		-1,173.50
Register balance as of 09/30/2022		116,931.80
Cleared transactions after 09/30/2022		0.00
Uncleared transactions after 09/30/2022		19,645.62
Register balance as of 10/21/2022		136,577.42

Details

Checks and payments cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/30/2022	Check	1101	K & E Landscaping	-1,530.00
09/13/2022	Check	1151	K & E Landscaping	-3,080.00
09/20/2022	Check	autodebt	Intuit - QuickBooks	-58.65
09/26/2022	Check	autodebt	Appnet	-15.00
Total				-4,683.85

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/14/2022	Deposit			792.00
09/28/2022	Deposit			342.00
Total				1,134.00

Additional Information

Uncleared checks and payments as of 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/27/2022	Check	1170	Jefferson County Clerk	-12.00
09/27/2022	Check	1169	Bowles Rice	-31.50
09/29/2022	Check	1152	K & E Landscaping	-1,130.00
Total				-1,173.50

Uncleared checks and payments after 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/04/2022	Check	debit card	USPS	-760.46
10/04/2022	Check	debit card	USPS	-789.57
10/20/2022	Check	auto	Intuit - QuickBooks	-58.65
Total				-1,608.88

Uncleared deposits and other credits after 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/05/2022	Deposit		Jordan, George Sr. & Sue	100.00
10/13/2022	Deposit			92.00
10/19/2022	Deposit		Karabelnikoff, Michael	150.00
10/20/2022	Deposit		Oak Meadow LLC	20,912.50
Total				21,254.50



BCT

BANK OF CHARLES TOWN

[BCT Online Banking](#) [Consumer Loans](#) [Mortgage Loans](#) [Commercial Loans](#) [Trust & Investment Services](#) [Locations & Hours](#)

Date 9/30/22 Page 1
Primary Account 33100469
Images 4

KEYES FERRY ACRES MAINTENANCE
ASSOCIATION INC
PO BOX 269
CHARLES TOWN WV 25414-0269

CHECKING ACCOUNTS

COMMUNITY CHECKING		Number of Images	4
Account Number	33100469	Statement Dates	9/01/22 thru 9/30/22
Previous Balance	121,655.15	Days This Statement Period	30
2 Deposits	1,134.00	Average Ledger	120,327
4 Checks/Charges	4,683.85	Average Collected	120,327
Service Charge	.00		
Interest Paid	.00		
Current Balance	118,105.30		

DEPOSITS AND ADDITIONS

Date	Description	Amount
9/14	DDA REGULAR DEPOSIT	792.00
9/28	DDA REGULAR DEPOSIT	342.00

WITHDRAWALS AND DEDUCTIONS

Date	Description	Amount
9/21	DBT CRD 0458 09/20/22 9076323 INTUIT *QBooks Online CL.INTUIT.COM CA C#9355	58.85
9/26	DBT CRD 0315 09/25/22 7413469 IN *APPNET.COM 828-9637286 NC C#9355	15.00

CHECKS IN SERIAL NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
9/06	1101	1,530.00	9/26	1151*	3,080.00

*Indicates Break in Check Number

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
9/01	121,655.15	9/06	120,125.15	9/14	120,917.15
9/21	120,858.30	9/26	117,763.30	9/28	118,105.30

*** END OF STATEMENT ***

To report Lost or Stolen ATM/Debit Cards call us Monday through Friday
8:30AM to 5:00PM at 304-725-8431, all other times call 1-866-546-8273.

DEPOSIT TICKET
KEYES FERRY ACRES MAINTENANCE ASSOC INC
 PO BOX 289 CHARLES TOWN, WV 25414

DATE: 9/14/22

AMOUNTS RECEIVED FROM DEPOSIT:

CASH	50.00
CHICKS ON TOTAL FROM OTHER SIDE	700.00
LESS CASH	40.00
TOTAL	792.00

BCI Charles Town Office
 Early Charles Town Charles Town, WV 25414

DEPOSIT TICKET
KEYES FERRY ACRES MAINTENANCE ASSOC INC
 PO BOX 289 CHARLES TOWN, WV 25414

DATE: 9/28/22

AMOUNTS RECEIVED FROM DEPOSIT:

CASH	300.00
CHICKS ON TOTAL FROM OTHER SIDE	40.00
LESS CASH	
TOTAL	342.00

BCI Charles Town Office
 Early Charles Town Charles Town, WV 25414

DDA REGULAR DEPOSIT Date: 09/14 Amount: \$792.00

DDA REGULAR DEPOSIT Date: 09/28 Amount: \$342.00

1101
 09-14-2022

KEYES FERRY ACRES MAINTENANCE ASSOC INC
 PO BOX 289 CHARLES TOWN, WV 25414

Pay to the Order of: K&F LANDSCAPING \$ 1,530.00

Sixteen hundred thirty dollars

For INVOICE 418771 MANNING COURSE

Wanda Deering

BCI Charles Town Office
 Early Charles Town Charles Town, WV 25414

1151
 09-28-2022

KEYES FERRY ACRES MAINTENANCE ASSOC INC
 PO BOX 289 CHARLES TOWN, WV 25414

Pay to the Order of: K&F LANDSCAPING \$ 3,080.00

Three thousand eighty dollars

For INVOICE 418776 DOWNED TREE REMOVAL

Wanda Deering

BCI Charles Town Office
 Early Charles Town Charles Town, WV 25414

DDA CHECK 1101 Date: 09/06 Amount: \$1,530.00

DDA CHECK 1151 Date: 09/26 Amount: \$3,080.00

KEYES FERRY ACRES MAINTENANCE ASSOCIATION

2022 Budget

	2022 Budget	2022 To Date Actual OCT 2022	2022 Balance of Budget 2022
Lot Fees per year	\$ 175	\$ 175	\$ 175
Percent Increase	0.0%	0.0%	0.0%
Total Lots	743 lots		
Total possible Revenue for 2022 Dues	\$ 130,025.00		
Cash In:			
Cash Carryforward from 2021	57,826.63	57,826.63	
Prepayment for 2020	-	-	-
Oak Meadows	66,413	66,413	-
Lots owned by individuals '(-21% uncollectible)	50,253	58,832	(8,579)
Income from Collection on suits/liens (Estimated)	15,000	1,517	13,483
Donation/Interest Income	-	150	-
Developer Escrow (Wagon/Short)	35,000	14,585	20,416
Total Cash In	166,666	141,496	25,319
	224,493	199,323	25,319
Cash Out: Operating			
Bank Charges & Fees	70	15	55
Tax Preparation	275	250	25
Legal Fees, Court Costs	4,000	2,189	1,811
Mowing	7,875	7,980	(105)
Office Supplies & Software	1,268	1,021	247
Post Office Expense (Mailings)	2,000	1,738	262
Liability Insurance	1,800	1,778	22
Taxes and Licenses	50	25	25
Rent Expense for Annual Meeting	150	-	150
Allegheny Power (est. \$18 per month)	216	-	216
Snow Removal	-	1,896	(1,896)
Subtotal of Operating Expenses	17,704	16,892	812
Cash Out: Road Maintenance & Projects			
Road and drainage repairs, maintenance and upgrades	124,789	27,533	97,256
1. Projects from prior year's budget- 2021			-
Developers Match: Short Drive	40,000		40,000
Developers Match: Wagon Trl	30,000	29,169	831
Ditch Culvert Maintenance	2,000		2,000
2. Current Year Projects	-	-	-
Sub-total Road Work Done	196,789.00	56,701.55	140,087.45
NET INCOME PER INCOME STATEMENT		67,902.19	
Cash Out: Emergency Reserve Funds			
Subtotal of Reserved Funds	10,000	-	10,000
Total Cash Out	224,493	73,594	150,899
BUDGET/ACTUAL BALANCE	(0)	125,729	(125,580)

Jody Rosier
 JODY ROSIER, TREASURER

10/21/2022

UPDATED: 9/27/22

KFAMA DEVELOPER CONTRIBUTION

<u>DATE</u>	<u>CHECK</u>	<u>AMOUNT</u>	<u>LOT</u>	<u>STREET</u>
9/3/2021	4975	5,000	SEC 1/LOT 52	CEDAR
9/3/2021	4965	15,000	PROFITT-8/10	LAKEVIEW
9/3/2021	4935	5,000	PARRIS- LOT 16	WAGON
9/3/2021	4892	5,000	SEC 5/ LOT 13&14	WAGON
9/3/2021	4889	5,000	SEC 5/ LOT 11&12	WAGON
9/3/2021	4886	5,000	SEC 5/ LOT 10	WAGON
10/14/2021	4993	5,000	SEC 6/ LOT 2	WAGON
10/21/2021	1472	5,000	SEC 6/ LOT 12/13	CEDAR
10/21/2021	1472	5,000	SEC 6/ LOT 7/8	GREENWOOD
10/21/2021	1472	5,000	SEC 6/ LOT 4	WAGON
10/21/2021	1472	5,000	SEC 6/ LOT 3	WAGON
10/21/2021	1472	5,000	SEC 5/ LOT 8	WAGON
10/21/2021	1472	5,000	SEC 1/ LOT 36	CEDAR

TOTAL **\$ 75,000.00**

WITHDRAWS

11/5/2021 TRANSFER #1 \$ (19,290.00) PROJ.#1 CEDAR HILL DRIVE
4/8/2022 TRANSFER #2 \$ (14,584.50) PROJ.#1 WAGON TRL

BALANCE TO BE USED **\$ 41,125.50**

UPCOMING PROJECTS:

** \$20,000 SHORT DRIVE

Keyes Ferry Acres Maintenance Association Inc
A/R Aging Summary
As of October 21, 2022

	Current	1 - 365	366 - 730	731 - 1095	1096 and over	Total
KFAMA Lot Owner #1		175.00				175.00
KFAMA Lot Owner #2		350.00				350.00
KFAMA Lot Owner #3					37.00	37.00
KFAMA Lot Owner #4		525.00				525.00
KFAMA Lot Owner #5		350.00				350.00
KFAMA Lot Owner #6		175.00	175.00	175.00		525.00
KFAMA Lot Owner #7		175.00				175.00
KFAMA Lot Owner #8				138.00		138.00
KFAMA Lot Owner #9				87.26	300.00	387.26
KFAMA Lot Owner #10		350.00	350.00	350.00		1,050.00
KFAMA Lot Owner #11		700.00				700.00
KFAMA Lot Owner #12		525.00				525.00
KFAMA Lot Owner #13		175.00				175.00
KFAMA Lot Owner #14		350.00				350.00
KFAMA Lot Owner #15		700.00	232.99			932.99
KFAMA Lot Owner #16		629.30	525.00	525.00	450.00	2,129.30
KFAMA Lot Owner #17		350.00				350.00
KFAMA Lot Owner #18		350.00				350.00
KFAMA Lot Owner #19		481.10	350.00	350.00	300.00	1,481.10
KFAMA Lot Owner #20		175.00				175.00
KFAMA Lot Owner #21		350.00				350.00
KFAMA Lot Owner #22		175.00				175.00
KFAMA Lot Owner #23		350.00				350.00
KFAMA Lot Owner #24		350.00				350.00
KFAMA Lot Owner #25		12.00				12.00
KFAMA Lot Owner #26		525.00				525.00
KFAMA Lot Owner #27		350.00	350.00	350.00		1,050.00
KFAMA Lot Owner #28		350.00	350.00	50.00		750.00
KFAMA Lot Owner #29		142.30	525.00	525.00	450.00	1,642.30
KFAMA Lot Owner #30		449.30	350.00	350.00	300.00	1,449.30
KFAMA Lot Owner #31		350.00				350.00
KFAMA Lot Owner #32		350.00	350.00	350.00		1,050.00
KFAMA Lot Owner #33		350.00				350.00
KFAMA Lot Owner #34		175.00	175.00	25.00		375.00
KFAMA Lot Owner #35		700.00	450.00			1,150.00
KFAMA Lot Owner #36		350.00				350.00
KFAMA Lot Owner #37		175.00				175.00
KFAMA Lot Owner #38		350.00				350.00
KFAMA Lot Owner #39					74.00	74.00
KFAMA Lot Owner #40		175.00				175.00

KFAMA Lot Owner #41	350.00				350.00	
KFAMA Lot Owner #42	350.00				350.00	
KFAMA Lot Owner #43	350.00				350.00	
KFAMA Lot Owner #44	350.00	350.00			700.00	
KFAMA Lot Owner #45	-58.32				-58.32	
KFAMA Lot Owner #46	350.00				350.00	
KFAMA Lot Owner #47	-75.00				-75.00	
KFAMA Lot Owner #48	175.00				175.00	
KFAMA Lot Owner #49	175.00				175.00	
KFAMA Lot Owner #50	700.00	300.00			1,000.00	
KFAMA Lot Owner #51	350.00	350.00			700.00	
KFAMA Lot Owner #52	-175.00				-175.00	
KFAMA Lot Owner #53	804.30	700.00	700.00	600.00	2,804.30	
KFAMA Lot Owner #54	175.00	175.00			350.00	
KFAMA Lot Owner #55	175.00				175.00	
KFAMA Lot Owner #56	175.00	175.00			350.00	
KFAMA Lot Owner #57	175.00				175.00	
KFAMA Lot Owner #58	175.00				175.00	
KFAMA Lot Owner #59	350.00	350.00	350.00		1,050.00	
KFAMA Lot Owner #60	301.10	175.00	175.00	150.00	801.10	
KFAMA Lot Owner #61	405.00	350.00	350.00	300.00	1,405.00	
KFAMA Lot Owner #62	175.00				175.00	
KFAMA Lot Owner #63	836.10	700.00	700.00	600.00	2,836.10	
KFAMA Lot Owner #64	989.30	875.00	875.00	750.00	3,489.30	
KFAMA Lot Owner #65	9.12				9.12	
KFAMA Lot Owner #66	481.10	350.00	350.00	300.00	1,481.10	
KFAMA Lot Owner #67	219.30	100.00			319.30	
KFAMA Lot Owner #68	350.00				350.00	
KFAMA Lot Owner #69	525.00				525.00	
KFAMA Lot Owner #70	875.00	875.00	875.00		2,625.00	
KFAMA Lot Owner #71	12.50	352.17	175.00	175.00	864.67	
KFAMA Lot Owner #72	525.00				525.00	
KFAMA Lot Owner #73	629.30	525.00	525.00	450.00	2,129.30	
KFAMA Lot Owner #74	350.00	350.00			700.00	
KFAMA Lot Owner #75	525.00	375.00			900.00	
KFAMA Lot Owner #76	175.00	175.00	175.00		525.00	
KFAMA Lot Owner #77	175.00				175.00	
TOTAL	\$ 12.50	\$ 25,331.48	\$ 11,607.99	\$ 8,525.26	\$ 5,211.00	\$ 50,688.23

****14 Property Liens are held by KFAMA as of 10/21/22 for accounts with balances including 2019 dues.**

Friday, Oct 21, 2022 12:18:29 PM GMT-7

KEYES FERRY ACRES MAINTENANCE ASSOCIATION

2023 Budget

	2022 Budget	2023 Budget
	2022	2023
Lot Fees per year	\$ 175	\$ 185
Percent Increase	0.0%	5.5%
Total Lots	743 lots	738
Total possible Revenue for 2023 Dues	\$ 130,025.00	\$ 136,530.00
Cash In:		
Cash Carryforward from 2022	57,826.63	TBD ?
Prepayment for 2023	-	-
Oak Meadows/Keyes Crossing 367 lots	66,413	67,803
371 Lots owned by individuals '(-20% uncollectible)	50,253	54,908
Income from Collection on suits/liens (Estimated)	15,000	2,450
Donation/Interest Income	-	25
Developer Escrow (Wagon/Short)	35,000	TBD ?
Total Cash In	166,666	125,186
	224,493	125,161
Cash Out: Operating		
Bank Charges & Fees	70	70
Tax Preparation	275	275
Legal Fees, Court Costs	4,000	2,000
Mowing	7,875	7,875
Office Supplies & Software	1,268	1,268
Post Office Expense (Mailings)	2,000	2,000
Liability Insurance	1,800	1,800
Taxes and Licenses	50	50
Rent Expense for Annual Meeting	150	150
Allegheny Power (est. \$18 per month)	216	216
Snow Removal	-	2,000
Subtotal of Operating Expenses	17,704	17,704
Cash Out: Road Maintenance & Projects		
Road and drainage repairs, maintenance and upgrades	124,789	107,457
1. Projects from prior year's budget- 2022		
Developers Match:	40,000	
Developers Match:	30,000	
	2,000	
2. Current Year Projects	-	-
Sub-total Road Work Done	196,789.00	107,456.50
Cash Out: Emergency Reserve Funds	10,000	-
Subtotal of Reserved Funds	10,000	-
Total Cash Out	224,493	125,161
BUDGET BALANCE	(0)	-

Jody Rosier
 JODY ROSIER, TREASURER

10/21/2022